172.0	0002	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	720,400	/	720,400
USE VALUE:	720,400	/	720,400
ASSESSED:	720,400	/	720,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PECK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BICKMEIER JEFFREY/LAURA J
Owner 2:	
Owner 3:	
Street 1:	18 PECK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SORTINO MARY T -
Owner 2:	-
Street 1:	18 PECK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .088 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1961, having primarily Vinyl Exterior and 1882 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3850.000	345,500		374,900	720,400
Total Card	0.088	345,500		374,900	720,400
Total Parcel	0.088	345,500		374,900	720,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.87 | /Parcel: 382.87

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	113709
GIS Ref	
GIS Ref	
Insp Date	08/10/18

!13288!

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0002-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	345,500	0	3,850.	374,900	720,400		Year end	12/23/2021
2021	101	FV	335,200	0	3,850.	374,900	710,100		Year End Roll	12/10/2020
2020	101	FV	335,200	0	3,850.	374,800	710,000	710,000	Year End Roll	12/18/2019
2019	101	FV	253,300	0	3,850.	369,500	622,800	622,800	Year End Roll	1/3/2019
2018	101	FV	253,300	0	3,850.	283,800	537,100	537,100	Year End Roll	12/20/2017
2017	101	FV	253,300	0	3,850.	267,700	521,000	521,000	Year End Roll	1/3/2017
2016	101	FV	228,500	0	3,850.	246,300	474,800	474,800	Year End	1/4/2016
2015	101	FV	214,500	0	3,850.	230,300	444,800	444,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:39:41

LAST REV

Date	Time
10/28/21	16:42:24
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13288

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SORTINO MARY T	1304-82		7/19/2005		414,500	No	No		
SORTINO ANGELO	1221-25		5/5/2000	Family	1	No	No		
	1056-32		4/1/1989		196,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2021	1187	Redo Bas	35,000	C				
4/7/2015	281	Dormers	96,850		4/7/2015			Build dormer on 2n
4/27/2012	533	Redo Kit	13,500					renovate kitchen,
7/31/2007	635	Wood Dec	4,000					rear deck

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	HS	Hanne S
7/26/2016	Permit Visit	PT	Paul T
5/10/2012	Info Fm Prmt	MM	Mary M
12/15/2008	Measured	197	PATRIOT
11/3/2005	MLS	MM	Mary M
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113709
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3850		Sq. Ft.	Site		0	70.	1.39	6									374,850						374,900	

Total AC/HA:	0.08838	Total SF/SM:	3850	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	374,850	Spl Credit		Total:	374,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424434
Depreciation:	78945
Depreciated Total:	345489

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

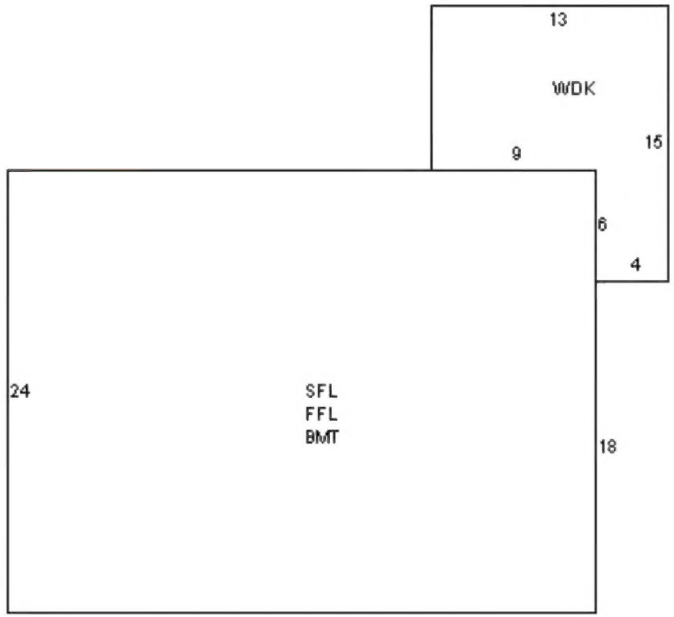
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	0	Val/Su Net:	143.54
Final Total:	345500	Val/Su SzAd	230.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	87.470	67,178
FFL	First Floor	768	182.230	139,954
SFL	Second Floor	730	182.230	132,956
WDK	Deck	141	13.090	1,846

Net Sketched Area:	2,407		Total:	341,934	
Size Ad	1497.5999	Gross Area	2445	FinArea	1882

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0002-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: